



UPTOWN AT CEDAR HILL VILLAGE



Dillard's | Barnes & Noble | Dick's Sporting Goods | Coldwater Creek | Chico's | Victoria's Secret | Aeropostale | Hollister | Buckle American Eagle Outfitters | Aveda Spa | Bath & Body Works | Icing | Finish Line | Champs | Foot Locker | Lady Foot Locker JoS.A. Bank | Express | Lane Bryant | ULTA | Patrizio | Bailey's Prime Plus | Matt's Rancho Martinez | Razzoo's Cajun Cafe | City Market Cedar Hill

PROJECT DETAILS

OPENED	March 12, 2008
TOTAL GLA	578,523 sq. ft.
ANCHORS	
Dillard's	150,000 sq. ft.
Dick's Sporting Goods	55,775 sq. ft.
Barnes & Noble	28,000 sq. ft.
SPECIALTY STORES & RESTAURANTS	350,000 sq. ft.
OFFICE	27,000 sq. ft.

TRADE AREA

The city of Cedar Hill is located in the Southwest corner of Dallas County. Accessibility, location and excellent quality of life make Cedar Hill one of the fastest growing cities in the Dallas/Fort Worth Metroplex. The trade area in Dallas County is dominated by four cities – Cedar Hill, DeSoto, Duncanville and Lancaster – with the addition of Waxahachie and Midlothian to the south in Ellis County. These cities have experienced tremendous growth since 1990:

CEDAR HILL 117%	MIDLOTHIAN 105%
DESOTO 36%	WAXAHACHIE 44%
LANCASTER 62%	

By **2009**, the population in the trade area is expected to exceed **475,000**, a sustained growth rate of **20%**. With continuing household growth and income gains, buying power within the trade area will approach **\$1.2 billion by 2009**.

DEMOGRAPHIC DETAILS

- More than 30 new residential subdivisions are under development in the trade area, with prices ranging from \$200,000 to \$2 million.
- At 99.7% in 2006, Cedar Hill boasts the highest occupancy rate of commercial and retail space in the entire DFW metroplex.



POPULATION	INCOME
2000 Population	337,407
2008 Population	438,640
2013 Population	504,523
% Population change	30.00%
2000-2008	
% Population change	15.02%
2008-2013 (projected)	
DAYTIME POPULATION	131,236
HOUSEHOLDS	
2000 Households	114,187
2008 Households	146,371
2013 Households	166,957
% Households change	28.00%
2000-2008	
% Household change	15.00%
2008-2013 (projected)	
EDUCATIONAL ATTAINMENT	
College or greater	57.80%
POPULATION BY AGE	
Average Age	34.06 years
Male	32.17 years
Female	33.07 years
RESIDENTIAL	
Potential Residential Lots for development	41,748
Home Ownership Population	89.40%

Sources: Claritas Retail Analyst and Residential Strategies

SITE

Less than 20 minutes from downtown Dallas, Uptown Village is strategically located in the midst of a dynamic new retail hub that has emerged in Cedar Hill in the past few years.

SITE LOCATION AND ACCESS:

Uptown Village at Cedar Hill has exceptional four sided access.

- Highway 67 on the east
- FM 1382 on the south
- Pleasant Run Road on the north
- Cedar Hill Road on the west



The design of Uptown Village reflects the distinctive and historic architecture of Cedar Hill. It captures signature features of the Hill Country of North Texas and its lush landscaping and rolling hills. The Village Green is the focal point and central gathering area at Uptown Village at Cedar Hill. The dancing fountains enhance the exciting and entertaining atmosphere of the shopping center.

Uptown Village at Cedar Hill combines the best attributes of an open-air shopping environment and a diverse mix of shopping and dining venues.



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UPTOWN
 The New Great Shopping



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CEDAR HILL
 has become shopping
 and eating destination
 in estimated 175,000